

**MATHER  
JAMIE**  
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**38 Hayhill Industrial Estate  
Barrow upon Soar  
Leics  
LE12 8LD**

**FOR SALE  
£420,000**



**Industrial Premises & Offices**

**372.71 sq m (4,012 sq ft)**

# 38 Hayhill Industrial Estate, Barrow upon Soar, Leics, LE12 8LD

## DESCRIPTION

Substantially upgraded high-quality, well-presented, mid-terrace industrial factory premises, offering kitchen, office and workshop at ground floor with additional office, storage and workshop facilities at first floor.

The property benefits from a replacement roof, solar panels, providing approximately 30KW of available power, creating significant electrical running cost savings to the occupier.

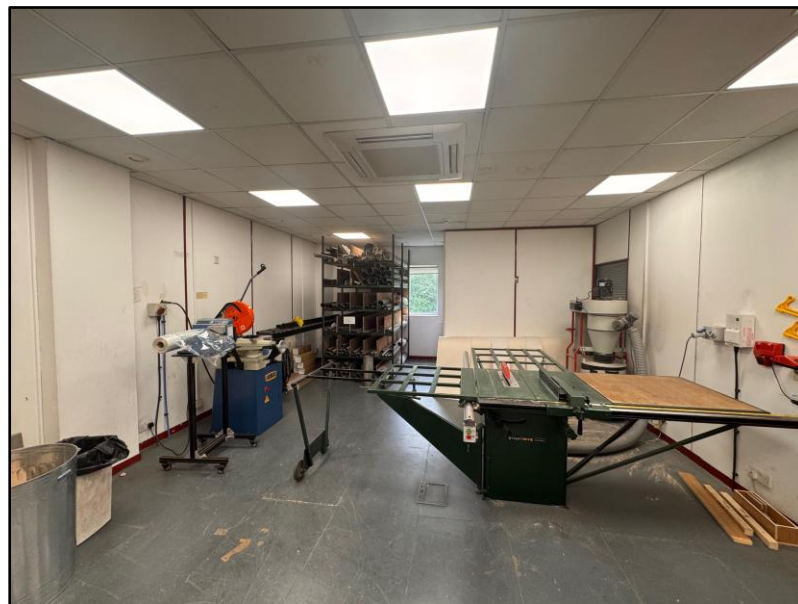
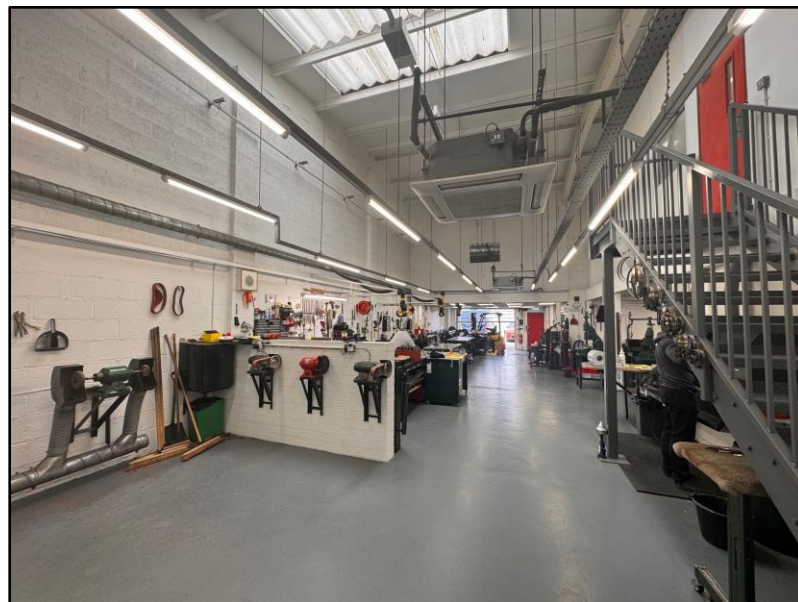
The factory has solid concrete flooring, internal clearance to eaves of 5.5m, steel roller shutter loading access and glazed exterior roller shutter access door both powered.

The high-quality office space benefits from LED lighting, air conditioning and heat/cooling electric boiler.

Externally to the front elevation there is a fenced concrete yard plus a substantial rear yard, with car parking for 7-9 cars depending on configuration.

## ACCOMMODATION

Ground Floor	240.36 sq m	(2,587 sq ft)
First Floor	132.35 sq m	(1,425 sq ft)
<b>Total GIA</b>	<b>372.71 sq m</b>	<b>(4,012 sq ft)</b>





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## TENURE

The property is available freehold with vacant possession.

## PRICE

**£420,000 (four hundred and twenty thousand pounds).**

## VAT

VAT will not be charged on the sale price.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2025/2026  
Rateable Value: £18,750

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 61 within Band C. The EPC is valid until 5 April 2033.



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## PLANNING

We understand the premises have established use under Classes E & B8 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

## ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).





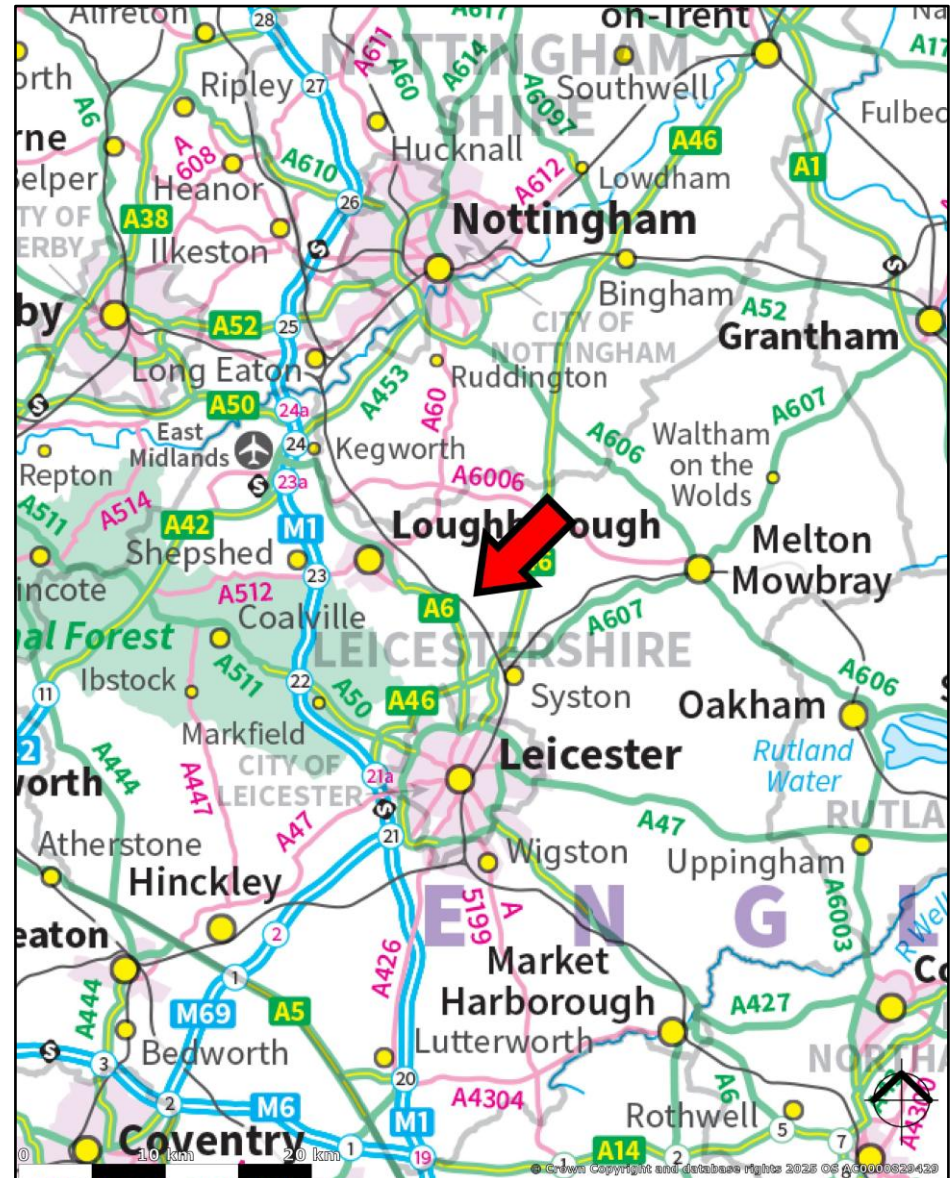
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## LOCATION

The subject property is located on Hayhill Industrial Estate to the south of the village of Barrow upon Soar, close to its junction with Slash Lane providing swift access to the A6 Leicester/Loughborough link road.



**what3words:** ///asked.drive.disarmed



## CONTACT:

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### IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations